

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 52276
Petitioner: WELCOME GROUP INC., v. Respondent: DENVER COUNTY BOARD OF COMMISSIONERS.	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A copy of the Stipulation is attached and incorporated as a part of this decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:
 County Schedule No.: 01234-00-38-000
 Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:
 Total Value: \$2,423,300
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2008 actual value of the subject property, as set forth above.

The Denver County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 8th day of November 2010.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Cara McKeller

Cara McKeller



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BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: WELCOME GROUP INC. v. Respondent: DENVER COUNTY BOARD OF COMMISSIONERS Attorneys for Denver County Board of Commissioners City Attorney Michelle Bush #38443 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	Docket Number: 52276 ✓ Schedule Number: 01234-00-038-000 ✓
STIPULATION (AS TO TAX YEAR 2008 ACTUAL VALUE)	

Petitioner, WELCOME GROUP INC., and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS, hereby enter into this Stipulation regarding the tax year 2008 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

3975 Peoria Way
Denver, Colorado 80239
2. The subject property is classified as commercial real property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2008.

Land	\$	537,900.00
Improvements	\$	<u>2,510,900.00</u>
Total	\$	3,048,800.00 ✓

4. After appeal to the Denver County Board of Commissioners, the Denver County Board of Commissioners valued the subject property as follows:

Land	\$	537,900.00 ✓
Improvements	\$	<u>2,510,900.00</u> ✓
Total	\$	3,048,800.00 ✓

5. After further review and negotiation, the Petitioner and Denver County Board of Commissioners agree to the following actual value for the subject property for tax year 2008.

Land	\$	537,900.00
Improvements	\$	<u>1,885,400.00</u>
Total	\$	2,423,300.00 -

6. The valuations, as established above, shall be binding only with respect to tax year 2008.

7. Brief narrative as to why the reduction was made:

The value was adjusted after analysis of the 2005 & 2006 actual income. The residential component is 3% of the total value. (See Attached).

8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED this 24th day of September, 2010.

Agent/Attorney/Petitioner

Denver County Board of Commissioners

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Docket No: 52276

ATTACHMENT TO BOAA #52276

TOTAL					
Old Land:	\$537,900	New Land:	\$537,900	Chg. Land:	\$0
Old Imps:	<u>\$2,510,900</u>	New Imps:	<u>\$1,885,400</u>	Chg. Imps:	<u>-\$625,500</u>
Total:	\$3,048,800	Total:	\$2,423,300	Total:	-\$625,500

Commercial/Industrial - 29%					
Old Land:	\$521,800	New Land:	\$521,800	Chg. Land:	\$0
Old Imps:	<u>\$2,435,500</u>	New Imps:	<u>\$1,828,800</u>	Chg. Imps:	<u>-\$606,700</u>
Total:	\$2,957,300	Total:	\$2,350,600	Total:	-\$606,700

Residential/Apartment - 7.96%					
Old Land:	\$16,100	New Land:	\$16,100	Chg. Land:	\$0
Old Imps:	<u>\$75,400</u>	New Imps:	<u>\$56,600</u>	Chg. Imps:	<u>-\$18,800</u>
Total:	\$91,500	Total:	\$72,700	Total:	-\$18,800

